180.0	0008	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	688,100 / 688,100
					USE VALUE:	688,100 / 688,100
					ASSESSED:	688,100 / 688,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRENNAN JOHN M & NORA M
Owner 2:	
Owner 3:	
Street 1:	2 GOLDEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1839 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6190.000	260,200	3,900	424,000	688,100
Total Card	0.142	260,200	3,900	424,000	688,100
Total Parcel	0.142	260,200	3,900	424,000	688,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.17 /Parcel: 374.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122469

GIS Ref

GIS Ref

Insp Date 05/17/18

!14176!

PREVIOUS ASSESSMENT

Parcel ID 180.0-0008-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	260,200	3900	6,190.	424,000	688,100		Year end	12/23/2021
2021	101	FV	251,000	3900	6,190.	424,000	678,900		Year End Roll	12/10/2020
2020	101	FV	251,000	3900	6,190.	424,000	678,900	678,900	Year End Roll	12/18/2019
2019	101	FV	198,800	3900	6,190.	424,000	626,700	626,700	Year End Roll	1/3/2019
2018	101	FV	198,800	3900	6,190.	357,400	560,100	560,100	Year End Roll	12/20/2017
2017	101	FV	198,800	3900	6,190.	327,100	529,800	529,800	Year End Roll	1/3/2017
2016	101	FV	198,800	3900	6,190.	278,600	481,300	481,300	Year End	1/4/2016
2015	101	FV	186,200	3900	6,190.	242,300	432,400	432,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:29:06

LAST REV

Date	Time
06/28/18	17:17:00
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14176

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	893-152		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	122469
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Meas/Inspect	BS	Barbara S
10/20/2008	Meas/Inspect	345	PATRIOT
4/14/2000	Inspected	263	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6190		Sq. Ft.	Site		0	70.	0.98	7									423,988						424,000	

Total AC/HA: 0.14210 | Total SF/SM: 6190 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 423,988 | Spl Credit | Total: 424,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.22096241
Const Adj.:	0.99247509
Adj $ / SQ:	133.295
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355120
Depreciation:	94959
Depreciated Total:	260161

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

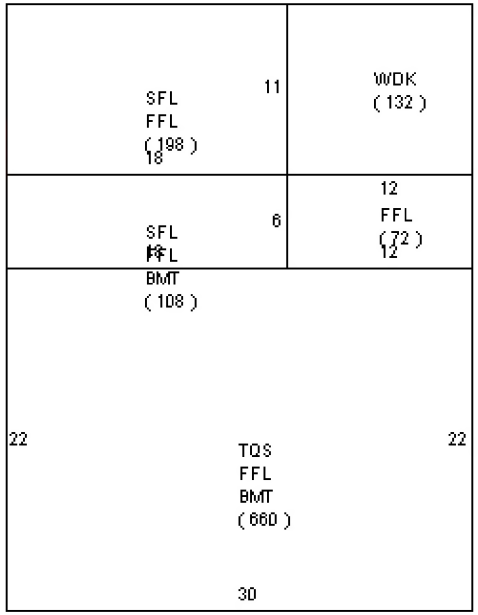
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	133.30
Special Features:	0	Val/Su Net:	95.00
Final Total:	260200	Val/Su SzAd	141.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,038	133.300	138,360
BMT	Basement	768	39.990	30,711
TQS	3/4 Story	495	133.300	65,981
SFL	Second Floor	306	133.300	40,788
WDK	Deck	132	13.470	1,779

Net Sketched Area:	2,739	Total:	277,619
Size Ad	1839	Gross Area	2904	FinArea	1839
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0008-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X27	A	AV	1947	24.26	T	40	101			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900

IMAGE

AssessPro Patriot Properties, Inc